

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie O. Nolan, AICP, Acting Development Services
Director/(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Plat Application, Resolution: P 10-1-07/08-10/College
Crossings/5600 Reese Road

AFFECTED DISTRICT: District 4

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: PLAT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS “COLLEGE CROSSINGS” AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR’S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE. (P 10-1-07, College Crossings, 5600 Reese Road) Planning and Zoning Board recommended approval subject to staff recommendations with the modification to number one which was to use the proper language “the finding of adequacy”

REPORT IN BRIEF: The petitioner requests approval of the plat known as “College Crossings.” The proposed plat consists of 39.39 acres (1,715,979 sq. ft.). This plat is restricted to 565,000 square feet of commercial use and 20,000 square feet of bank use. No easement or dedications are proposed on this plat. A thirty (30) foot right-of-way vacation perpendicular to the southern boundary line (approximately 825 feet from the western property line) is proposed by this plat. The proposed plat is within Tindall Hammock Drainage District.

The applicant has not submitted a site plan with the proposed “College Crossings” plat. The subject site was originally platted according to “Newman’s Subdivision” as recorded in Plat Book 2, Page 26 of the public records of Miami-Dade County, Florida. The applicant has not submitted a site plan application. However, the proposed plat is consistent with the Comprehensive Plan and Future Land Use Plan Map designation of Regional Activity Center, and the intent of the RAC-RTE, Regional Activity Center-Research and Technology District East.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the July 23, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to staff recommendations with the modification to number one which was to use the proper language “the finding of adequacy.” In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Capozzoli – absent; Ms. Turin – yes. (**Motion carried 4-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS "COLLEGE CROSSINGS" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as "College Crossings" was considered by the Town of Davie Planning and Zoning Board on July 23, 2008;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as "College Crossings" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Transit Concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2008.

Exhibit “A”

Application: P 10-1-07/08-10 College Crossings

Original Report Date: 07/11/08

Revision(s): 08/30/08

Phone: (954) 522-4500

Petitioner:

Name: Craven Thompson & Associates, Inc.

Address: 3563 NW 53rd Street

City: Fort Lauderdale, Florida 33309-6311

Phone: (954) 739-6400 - 379

Background Information

Application Request: Approval of the plat known as the “College Crossings”

Address: 5600 Reese Road

Location: Generally located south of Reese Road, east of SW 64th Avenue (Davie Road), and west of the Florida Turnpike

Future Land

Use Plan Map: Regional Activity Center (RAC)

Existing Zoning(s): RAC-RTE, Regional Activity Center-Research and Technology District East

Existing Use(s): Vacant Land

Parcel Size: 39.39 acres (1,715,979 sq. ft.)

Proposed Use(s): Commercial Development

Proposed Density: N/A

Surrounding Use(s):

Surrounding Land

Use Plan Map

Designation(s):

	<u>Surrounding Zoning(s):</u>
North:	M-4 (County), Limited Heavy Industrial District
South:	RAC-RTE, Regional Activity Center-Research and Technology District
East	
East:	RAC-RTE, Regional Activity Center-Research and Technology District
East	
West:	RAC-RTE, Regional Activity Center-Research and Technology District
East	

Zoning History

Related zoning history:

Concurrent Request(s) on same property: none

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-360(B)(1)) platting requirements.

Land Development Code (Section 12-366.1 (A) thru (D)) submission requirements for plats.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code (Section 12-32.506 RAC Districts; intent and requirements, Regional Activity Center-Research and Technology District East (RAC-RTE) District, Intent and Character. High potential for immediate development is the focus for this district. It is the intent of this district to promote regionally significant development that includes large-scale commercial development, and Research & Development (R&D) that is complementary to the educational and research institutions of the South Florida educational center (SFEC).

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. This planning Area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 97.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The proposed plat consists of 39.39 acres (1,715,979 sq. ft.)
 2. *Restrictive Note:* The proposed plat is restricted to 565,000 square feet of commercial use and 20,000 square feet of bank use.
 3. *Access:* The proposed plat provides vehicular access onto the subject site off Reese Road along the north boundary line.
 4. *Trails:* The Roberts-Potters Park Trail is located along Davie Road. However, this trail is not part of the plat since the property is along Reese Road and this road is not included within the Town of Davie designated trail system.
 5. *Easements and Reservation:* No easements are proposed on this plat.
 6. *Vacations and Dedications:* No dedications are proposed on this plat. The following vacation is proposed by this plat:
 - a. Thirty (30) foot right-of-way vacation perpendicular to the southern boundary line (approximately 825 feet from the western property line).
 7. *Drainage:* The proposed plat is within Tindall Hammock Drainage District. Approval from Tindall Hammock Drainage District shall be obtained prior to the issuance of any site development permit.
 8. *Compatibility:* The proposed plat can be considered compatible with the uses and properties located in the RAC. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.
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Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Engineering Division:

1. The Engineering Division recommends a conceptual site plan be provided to include location of proposed structures, entrances, public improvements related to roadway, paving, drainage, water, sewer, etc.
2. Show proposed points of access on Reese Road and Davie Road as required per Code of Ordinance Section 12-366.1.
3. Traffic analysis must be submitted during site plan submission.

Planning and Zoning Division:

1. Staff recommends that the applicant provide a preliminary site plan of proposed development.
 2. Show all existing bodies of water within or adjacent to the plat limits.
 3. Show all existing easements (If any) within or adjacent to the plat limits and the purposes for which the easements has been established.
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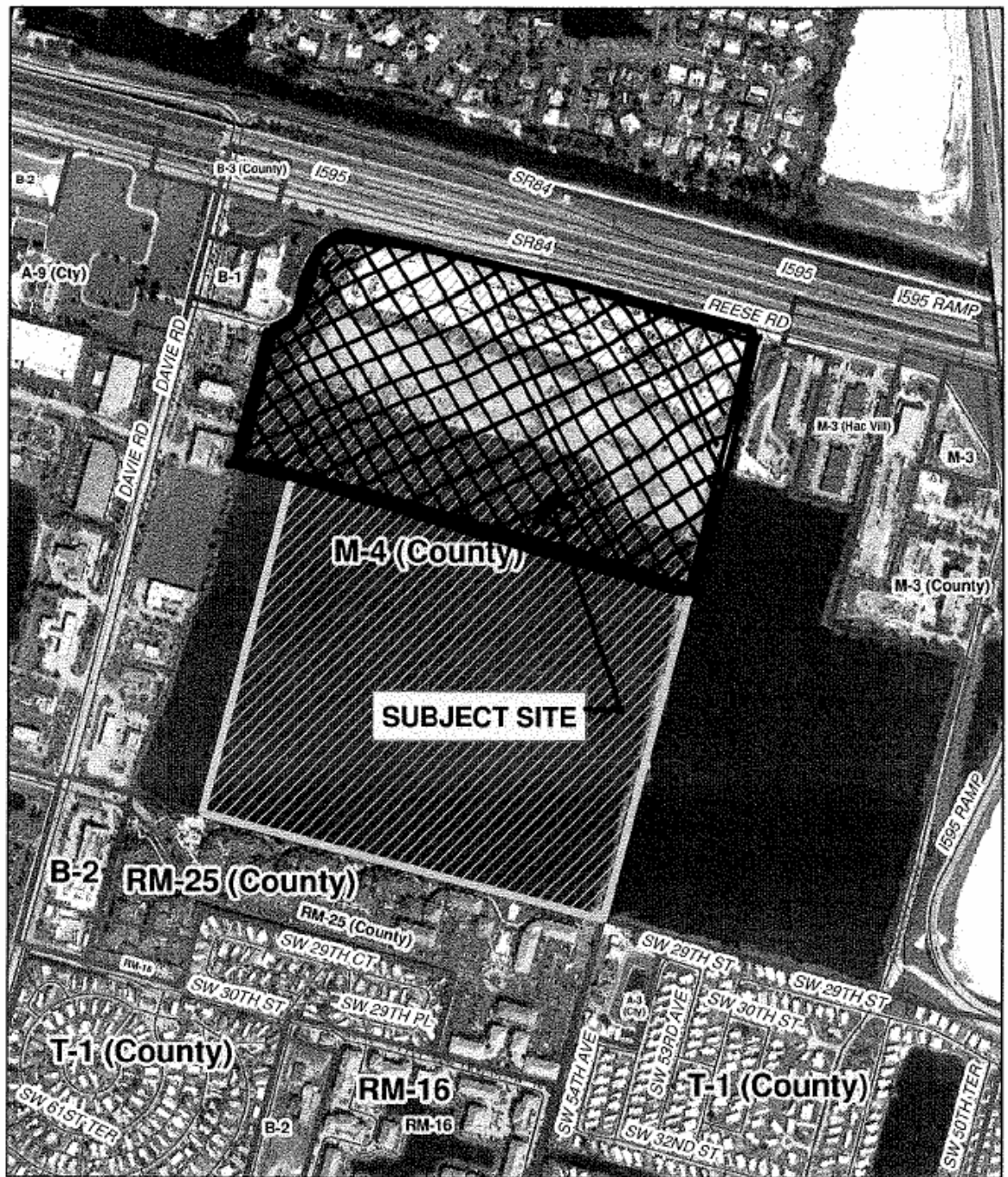
Staff Analysis

The applicant has not submitted a site plan with the proposed “College Crossings” plat. The subject site was originally platted according to “Newman’s Subdivision” as recorded in Plat Book 2, Page 26 of the public records of Miami-Dade County, Florida. The proposed plat meets the intent of the RAC-RTE, Regional Activity Center-Research and Technology District East. Additionally, the plat is compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Regional Activity Center.

Planning and Zoning Board Recommendation

At the July 23, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to staff recommendations with the modification to number one which was to use the proper language “the finding of adequacy.” In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Capozzoli – absent; Ms. Turin – yes. **(Motion carried 4-0)**

Town Council Action



Date Flown:
12/2006



0 300 600 1,200
Feet

Prepared by the Town of Davie GIS Division

Plat
P 10-1-07
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 11/2/07

